

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Prestige Builders II, LLC/Seaside  
Villas

**Case #:** 26-R-04

**Date:** February 24, 2004

**Comments:**

No comments

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
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**Project Name:** Prestige Builders II, LLC/Seaside Villas

**Case #:** 26-R-04

**Date:** February 24, 2004

**Comments:**

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Prestige Builders II, LLC/Seaside Villas

**Case #:** 26-R-04

**Date:** February 24, 2004

**Comments:**

1. Flow test required.
2. Show hydrant location
3. Fire sprinklers required as per 903.8.2 FBC.
4. Show fire main, hydrant, DDC and FDC on Civil plan.
5. Boat dock fire protection required as per F-20, FFPC

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**Division:** Info. Systems

**Member:** Gary Gray  
954-828-5790  
954-828-5762

**Project Name:** Prestige Builders II, LLC/Seaside Villas

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**Comments:**

No apparent interference will result from this plan at this time.

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<b>Division:</b>	Landscape	<b>Member:</b>	Dave Gennaro 954-828-5200
<b>Project Name:</b>	Prestige Builders II, LLC/Seaside Villas	<b>Case #:</b>	26-R-04
<b>Date:</b>	February 24, 2004		

**Comments:**

1. Verify that the site has the required 35% landscape area. Provide the calculations for this. An “overlay” may be required.
2. Provide standard calculation list (available upon request) to verify that site and vehicular use area landscape Code requirements are met.
3. Show and provide a list of the existing trees and palms on site, their names and sizes. Any trees or palms which would be considered good candidates for relocation should be relocated. Equivalent replacement for trees removed to be above minimum site Code requirements. All Tree Preservation Ordinance requirements apply, including those relating to the preservation of “existing, large, desirable trees”.
4. Make sure that at least ½ of the street trees are shade trees.
5. Indicate any utilities that would affect proposed planting on the Landscape Plan. Locations of proposed trees and palms should conform to FPL guidelines. Overhead lines should be placed underground.
6. Signoff plans to be sealed by the Landscape Architect.

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**Division:** Planning

**Member:** Angela Csinsi  
954-828-5984

**Project Name:** Prestige Builders II, LLC/Seaside Villas

**Case #:** 26-R-04

**Date:** February 24, 2004

**Comments:**

Request: Site Plan Level III/Waterway Use/Yard Modifications

1. Separate application and fee required for review by Planning and Zoning Board.
2. Provide point-by-point narratives for the following code sections:
  - a) Sec. 47-25.2, Adequacy Requirements
  - b) Sec. 47-25.3, Neighborhood Compatibility
  - c) Sec. 47-23.8, Waterway Use
  - d) Sec. 47-23.11, Modification of Yards
3. Provide a sidewalk along Isle of Venice.
4. Provide a table showing proposed and required setbacks with yard modification request listed.
5. The site plan appears to show Unit #5 as detached. Please revise in order to meet definition of multifamily unit.
6. Discuss use of tandem parking with zoning representative. Alternatives to back out parking are encouraged.
7. Show outlines of adjacent buildings, including number of stories, on elevations. Also show property lines and water lines on elevations.
8. Provide a context plan of the neighborhood to illustrate how this project fits with neighborhood character of the area. The plan should show building lengths, stories and uses.
9. Provide a waterway elevation as was provided for the street.
10. Provide a cross-section of the dock area.

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11. Label colors and materials proposed.
12. Provide detail of proposed wall.
13. Show mechanical equipment locations.
14. Respond to DRC comments within 90 days of meeting or additional review may be required.
15. Additional comments may be forthcoming at DRC meeting.

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**Division:** Police

**Member:** Gary Gorman  
954-828-6421

**Project Name:** Prestige Builders II, LLC/Seaside Villas

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**Date:** February 24, 2004

**Comments:**

1. Will impact resistant glass be used?
2. Will these entry fence/gates be electronically controlled by card access system? If not, how will access to each unit controlled?
3. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
4. Is there sufficient common area lighting in order to prevent "Dark spots"?
5. All entry doors and locking devices will have sufficient security rating.
6. Will all overhead garage doors have secondary locking devices?
7. Due to the long and narrow entrance walkway, will there be any type of communication or viewing device installed at the front entry doors? (Intercom system)
8. Will the solid entry/exit doors have a 180-degree viewing device installed? (Peep Hole)
9. Will each unit have a perimeter security system installed, to include panic buttons for emergency conditions?
10. Will CCTV be used to monitor the front entrance area and the rear dock areas? How will access to the rear dock area be controlled?
11. Is there any consideration being given to third and fourth level emergency evacuation/escape?
12. All landscaping should allow full view of location.



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13. Are there any restriction devices being installed around the perimeter of the fourth level Rooftop Terrace?

14. Please submit comments in writing prior to DRC sign-off.

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Prestige Builders II, LLC/Seaside Villas

**Case #:** 26-R-04

**Date:** February 24, 2004

**Comments:**

1. Waterway use and yard modifications require a site plan level III review.
2. Provide narratives for the following code section:
  - a) 47-25.2, Adequacy requirements
  - b) 47-25.3, Neighborhood compatibility
  - c) 47-23.8, Waterway use
  - d) 47-23.11, Modification of yards
3. Provide a minimum of a five (5) foot sidewalk along the front property line.
4. Clearly depict the 2<sup>nd</sup> floor connection on the site plan. Describe the optional walk thru unit.
5. Provide the number of bedrooms for each dwelling unit pursuant to section 47-20.2.C Table 1 Parking and Loading Zone Requirements for Multifamily dwellings.
6. Tandem parking is not an approved form of parking for multifamily dwellings pursuant to section 47-20.10.A.
7. Provide wall details and calculations pursuant to section 47-19.5.B.
8. Additional comments may be discussed at the DRC meeting.